

# Lewis County – Comprehensive Plan Amendment

## Capital Facilities & Utilities Element Future Land Use Map

### Planning Commission Staff Report

#### **ISSUES:**

**Capital Facilities & Utilities Element:** In order for the county to implement transportation and school impact fees, the county Capital Facilities Plan (CFP), the Six-year Transportation Improvement Program (STIP) and school district Capital Facilities Plans must all be part of the county's comprehensive plan.

**Future Land Use Map:** Currently, the Future Land Use Map is based on the Official Zoning Map. Because of that, a rezone request requires a comprehensive plan amendment. This can be an expensive and time consuming process for the applicant. To streamline that process, the two maps should be separated so a comprehensive plan amendment is not required for a simple rezone request.

#### **DISCUSSION:**

**Capital Facilities & Utilities Element:** The two CFPs and the STIP are usually updated once a year which means the comprehensive plan must be amended to stay consistent with the updates. To streamline the process, the Capital Facilities & Utilities Element and Profile will be amended to automatically incorporate the CFPs and STIP when they are adopted by the county.

**Future Land Use Map:** The Future Land Use Map should no longer be "linked" to the Official Zoning Map. This will be accomplished by renaming the land use categories in the map legend and by consolidating the number of categories so they no longer match zoning designations.

#### **RECOMMENDATION:**

Staff recommends amending the Lewis County Comprehensive Plan, Capital Facilities & Utilities and Profile as shown in Attachments A and B.

Staff recommends adopting the Future Land Use Maps as shown in Attachments C and D.